



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NUMBER R2005-03443-(5)
ZONE CHANGE NUMBER 200500019
CONDITIONAL USE PERMIT NUMBER 200500221
HOUSING PERMIT NUMBER 200800002

PUBLIC HEARING DATE
 11/24/2008

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT Mayflower Gardens Health Foundation	OWNER Mayflower Retirement Housing Foundation	REPRESENTATIVE Ronald Cargill
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ENTITLEMENT REQUEST

- **Zone Change:** To change the Zoning from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program);
- **Conditional Use Permit:** To authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone;
- **Housing Permit:** To allow for a 50% density bonus.

PROJECT DESCRIPTION
 The proposed project would consist of 75 units contained in a three story building for senior citizen residents with 48 on-site parking spaces provided

LOCATION/ADDRESS
 6709 Avenue M, Quartz Hill

SITE DESCRIPTION
 The site is currently vacant and partially being used as a parking lot

ACCESS from Avenue M	ZONED DISTRICT Quartz Hill
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ASSESSORS PARCEL NUMBER 3204-016-066	COMMUNITY Antelope Valley
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SIZE 3.34 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Parking lot	A-1-5 (Light Agriculture - 5 acre minimum lot size)
North	Vacant	RPD-10000-13U (Residential planned development)
East	Retirement community/Convalescent Hospital	R-3 (Limited multiple residence)
South	Single-Family homes	City of Palmdale
West	Single-Family homes	RPD-10000-13U (Residential planned development)

COMMUNITY PLAN Antelope Valley	LAND USE DESIGNATION U3D - Urban 3	MAXIMUM DENSITY 6.7 to 15.0 du/ac
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ENVIRONMENTAL DETERMINATION
 Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Anita Gutierrez		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor